

AMENDMENTS TO LB725

Introduced by Revenue.

1 1. Strike the original sections and insert the following new
2 sections:

3 Section 1. Section 76-214, Revised Statutes Cumulative Supplement,
4 2014, is amended to read:

5 76-214 (1) Except as provided in subsection (4) of this section,
6 every Every grantee who has a deed to real estate recorded and every
7 purchaser of real estate who has a memorandum of contract or land
8 contract recorded shall, at the time such deed, memorandum of contract,
9 or land contract is presented for recording, file with the register of
10 deeds a completed statement as prescribed by the Tax Commissioner. For
11 all deeds and all memoranda of contract and land contracts recorded on
12 and after January 1, 2001, the statement shall not require the social
13 security number of the grantee or purchaser or the federal employer
14 identification number of the grantee or purchaser. This statement may
15 require the recitation of any information contained in the deed,
16 memorandum of contract, or land contract, the total consideration paid,
17 the amount of the total consideration attributable to factors other than
18 the purchase of the real estate itself, and other factors which may
19 influence the transaction. If a death certificate is recorded as provided
20 in subsection (2) of this section, this statement may require a date of
21 death, the name of the decedent, and whether the title is affected as a
22 result of a transfer on death deed, a joint tenancy deed, or the
23 expiration of a life estate or by any other means. This statement shall
24 be signed and filed by the grantee, the purchaser, or his or her
25 authorized agent. The register of deeds shall forward the statement to
26 the county assessor. If the grantee or purchaser fails to furnish the
27 prescribed statement, the register of deeds shall not record the deed,

1 memorandum of contract, or land contract. The register of deeds shall
2 indicate on the statement the book and page or computer system reference
3 where the deed, memorandum of contract, or land contract is recorded and
4 shall immediately forward the statement to the county assessor. The
5 county assessor shall process the statement according to the instructions
6 of the Property Tax Administrator and shall, pursuant to the rules and
7 regulations of the Tax Commissioner, forward the statement to the Tax
8 Commissioner.

9 (2)(a) The statement described in subsection (1) of this section
10 shall be filed at the time that a certified or authenticated copy of the
11 grantor's death certificate is filed if such death certificate is
12 required to be filed under section 76-2,126 and the conveyance of real
13 estate was pursuant to a transfer on death deed.

14 (b) The statement described in subsection (1) of this section shall
15 not be required to be filed at the time that a transfer on death deed is
16 filed or at the time that an instrument of revocation of a transfer on
17 death deed as described in subdivision (a)(1)(B) of section 76-3413 is
18 filed.

19 (3) Any person shall have access to the statements at the office of
20 the Tax Commissioner, county assessor, or register of deeds if the
21 statements are available and have not been disposed of pursuant to the
22 records retention and disposition schedule as approved by the State
23 Records Administrator.

24 (4) The statement described in subsection (1) of this section shall
25 not be required if the document being recorded is an easement, except
26 that such statement shall be required for conservation easements and
27 preservation easements as such terms are defined in section 76-2,111.

28 Sec. 2. Original section 76-214, Revised Statutes Cumulative
29 Supplement, 2014, is repealed.